

**County of San Diego TIF Program
SWEETWATER FEE SCHEDULE**

| LAND USE CATEGORY | APPLICABLE FEE | | |
|---|--------------------------|--------------------------|--------------------------|
| | Regional | Local | Total |
| AGRICULTURE (OPEN SPACE) | \$488 / acre | \$192 / acre | \$680 / acre |
| AIRPORT | | | |
| Commercial | \$17,081 / ksf | \$6,723 / ksf | \$23,804 / ksf |
| General Aviation | \$1,464 / acre | \$576 / acre | \$2,040 / acre |
| Heliports | \$24,402 / acre | \$9,604 / acre | \$34,006 / acre |
| AUTOMOBILE | | | |
| Car Wash | | | |
| Automatic | \$149,400 / acre | \$58,800 / acre | \$208,200 / acre |
| Self-serve | \$24,900 / wash stall | \$9,800 / wash stall | \$34,700 / wash stall |
| Gasoline | | | |
| with/Food Mart | \$28,685 / fueling space | \$11,290 / fueling space | \$39,974 / fueling space |
| with/Food Mart & Car Wash | \$27,788 / fueling space | \$10,937 / fueling space | \$38,725 / fueling space |
| Older Service Station Design | \$26,892 / fueling space | \$10,584 / fueling space | \$37,476 / fueling space |
| Sales (Dealer & Repair) | \$8,964 / ksf | \$3,528 / ksf | \$12,492 / ksf |
| Auto Repair Center | \$3,586 / ksf | \$1,411 / ksf | \$4,997 / ksf |
| Auto Parts Sales | \$10,757 / ksf | \$4,234 / ksf | \$14,990 / ksf |
| Quick Lube | \$7,171 / | \$2,822 / | \$9,994 / |
| Tire Store | \$4,482 / ksf | \$1,764 / ksf | \$6,246 / ksf |
| CEMETERY | \$1,245 / acre | \$490 / acre | \$1,735 / acre |
| CHURCH (OR SYNAGOGUE) | \$1,994 / ksf | \$785 / ksf | \$2,779 / ksf |
| COMMERCIAL/RETAIL | | | |
| Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores) | \$8,715 / ksf | \$3,430 / ksf | \$12,145 / ksf |
| Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores) | \$11,081 / ksf | \$4,361 / ksf | \$15,442 / ksf |
| Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore) | \$15,538 / ksf | \$6,115 / ksf | \$21,653 / ksf |
| Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services) | \$23,306 / ksf | \$9,173 / ksf | \$32,479 / ksf |
| Commercial Shops | | | |
| Specialty Retail/Strip Commercial | \$8,466 / ksf | \$3,332 / ksf | \$11,798 / ksf |
| Electronics Superstore | \$10,583 / ksf | \$4,165 / ksf | \$14,748 / ksf |
| Factory Outlet | \$8,466 / ksf | \$3,332 / ksf | \$11,798 / ksf |
| Supermarket | \$31,748 / ksf | \$12,495 / ksf | \$44,243 / ksf |
| Drugstore | \$19,049 / ksf | \$7,497 / ksf | \$26,546 / ksf |

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|--|-----------------|-----------------|-----------------|
| | Regional | Local | Total |
| Convenience Market (15-16 hours) | \$105,825 / ksf | \$41,650 / ksf | \$147,475 / ksf |
| Convenience Market (24 hours) | \$148,155 / ksf | \$58,310 / ksf | \$206,465 / ksf |
| Convenience Market (w/gasoline pumps) | \$179,903 / ksf | \$70,805 / ksf | \$250,708 / ksf |
| Discount Club | \$12,699 / ksf | \$4,998 / ksf | \$17,697 / ksf |
| Discount Store | \$12,699 / ksf | \$4,998 / ksf | \$17,697 / ksf |
| Furniture store | \$1,270 / ksf | \$500 / ksf | \$1,770 / ksf |
| Lumber Store | \$6,350 / ksf | \$2,499 / ksf | \$8,849 / ksf |
| Home Improvement Superstore | \$8,466 / ksf | \$3,332 / ksf | \$11,798 / ksf |
| Hardware/Paint Store | \$12,699 / ksf | \$4,998 / ksf | \$17,697 / ksf |
| Garden Nursery | \$8,466 / ksf | \$3,332 / ksf | \$11,798 / ksf |
| Mixed Use: Commercial (w/supermarket) | \$23,282 / ksf | \$9,163 / ksf | \$32,445 / ksf |
| Mixed Use: Commercial/Residential | \$1,058 / unit | \$417 / unit | \$1,475 / unit |
| EDUCATION | | | |
| University (4 years) | \$598 / student | \$235 / student | \$833 / student |
| Junior College (2 years) | \$296 / student | \$117 / student | \$413 / student |
| High School | \$304 / student | \$120 / student | \$423 / student |
| Middle/Junior High | \$306 / student | \$121 / student | \$427 / student |
| Elementary | \$359 / student | \$141 / student | \$500 / student |
| Day Care | \$1,071 / child | \$421 / child | \$1,492 / child |
| FINANCIAL | | | |
| Bank (Walk-In only) | \$28,760 / ksf | \$11,319 / ksf | \$40,079 / ksf |
| with Drive-Through | \$38,346 / ksf | \$15,092 / ksf | \$53,438 / ksf |
| Drive-Through only | \$47,933 / lane | \$18,865 / lane | \$66,798 / lane |
| Drive-Through only (one-way) | \$23,966 / lane | \$9,433 / lane | \$33,399 / lane |
| Savings & Loan | \$11,504 / ksf | \$4,528 / ksf | \$16,031 / ksf |
| Drive-Through only | \$47,933 / lane | \$18,865 / lane | \$66,798 / lane |
| Drive-Through only (one-way) | \$23,966 / lane | \$9,433 / lane | \$33,399 / lane |
| HOSPITAL | | | |
| General | \$4,880 / bed | \$1,921 / bed | \$6,801 / bed |
| Convalescent/Nursing | \$732 / bed | \$288 / bed | \$1,020 / bed |
| INDUSTRIAL | | | |
| Industrial/Business Park (commercial included) | \$3,187 / ksf | \$1,254 / ksf | \$4,442 / ksf |
| Industrial Park (no commercial) | \$1,952 / ksf | \$768 / ksf | \$2,720 / ksf |
| Industrial Plant (multiple shifts) | \$2,415 / ksf | \$951 / ksf | \$3,366 / ksf |
| Manufacturing/Assembly | \$966 / ksf | \$380 / ksf | \$1,346 / ksf |
| Warehousing | \$1,208 / ksf | \$475 / ksf | \$1,683 / ksf |
| Storage | \$483 / ksf | \$190 / ksf | \$673 / ksf |
| Science Research & Development | \$1,932 / ksf | \$760 / ksf | \$2,693 / ksf |
| Landfill & Recycling Center | \$1,449 / acre | \$570 / acre | \$2,020 / acre |
| LIBRARY | \$10,956 / ksf | \$4,312 / ksf | \$15,268 / ksf |
| LODGING | | | |

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| | Regional | Local | Total |
| Hotel (w/convention facilities/restaurant) | \$2,390 / room | \$941 / room | \$3,331 / room |
| Motel | \$2,151 / room | \$847 / room | \$2,998 / room |
| Resort Hotel | \$1,912 / room | \$753 / room | \$2,665 / room |
| Business Hotel | \$1,673 / room | \$659 / room | \$2,332 / room |
| MILITARY | \$610 / person | \$240 / person | \$850 / person |
| OFFICE | | | |
| Standard Commercial Office (less than 100,000 sq. ft.) | \$4,781 / ksf | \$1,882 / ksf | \$6,662 / ksf |
| Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories) | \$4,106 / ksf | \$1,616 / ksf | \$5,722 / ksf |
| Office Park (400,000+ sq. ft.) | \$2,898 / ksf | \$1,141 / ksf | \$4,039 / ksf |
| Single Tenant Office | \$3,381 / ksf | \$1,331 / ksf | \$4,712 / ksf |
| Corporate Headquarters | \$1,691 / ksf | \$665 / ksf | \$2,356 / ksf |
| Government (Civic Center) | \$6,275 / ksf | \$2,470 / ksf | \$8,744 / ksf |
| Post Office | | | |
| Central/Walk-In Only | \$18,824 / ksf | \$7,409 / ksf | \$26,233 / ksf |
| Community (not including mail drop lane) | \$41,832 / ksf | \$16,464 / ksf | \$58,296 / ksf |
| Community (w/mail drop lane) | \$62,748 / ksf | \$24,696 / ksf | \$87,444 / ksf |
| Mail Drop Lane only | \$313,740 / lane | \$123,480 / lane | \$437,220 / lane |
| Mail Drop Lane only (one-way) | \$156,870 / lane | \$61,740 / lane | \$218,610 / lane |
| Department of Motor Vehicles | \$37,649 / ksf | \$14,818 / ksf | \$52,466 / ksf |
| Medical-Dental | \$11,205 / ksf | \$4,410 / ksf | \$15,615 / ksf |
| PARKS | | | |
| City (developed w/meeting rooms and sports facilities) | \$11,703 / acre | \$4,606 / acre | \$16,309 / acre |
| Regional (developed) | \$4,681 / acre | \$1,842 / acre | \$6,524 / acre |
| Neighborhood/County (undeveloped) | \$1,170 / acre | \$461 / acre | \$1,631 / acre |
| State (average 1000 acres) | \$234 / acre | \$92 / acre | \$326 / acre |
| Amusement (Theme) | \$18,725 / acre | \$7,370 / acre | \$26,094 / acre |
| San Diego Zoo | \$26,917 / acre | \$10,594 / acre | \$37,511 / acre |
| Sea World | \$18,725 / acre | \$7,370 / acre | \$26,094 / acre |
| RECREATION | | | |
| Beach, Ocean or Bay | \$135,954 / klf shore | \$53,508 / klf shore | \$189,462 / klf shore |
| Beach, Lake (fresh water) | \$11,330 / klf shore | \$4,459 / klf shore | \$15,789 / klf shore |
| Bowling Center | \$6,798 / ksf | \$2,675 / ksf | \$9,473 / ksf |
| Campground | \$906 / campsite | \$357 / campsite | \$1,263 / campsite |
| Golf Course | \$1,586 / acre | \$624 / acre | \$2,210 / acre |
| Driving Range only | \$15,861 / acre | \$6,243 / acre | \$22,104 / acre |
| Marinas | \$906 / berth | \$357 / berth | \$1,263 / berth |
| Multi-purpose (miniature golf, video arcade, batting cage, etc.) | \$20,393 / acre | \$8,026 / acre | \$28,419 / acre |
| Racquetball/Health Club | \$6,798 / ksf | \$2,675 / ksf | \$9,473 / ksf |

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| | Regional | Local | Total |
| Tennis Courts | \$3,625 / acre | \$1,427 / acre | \$5,052 / acre |
| Sports Facilities | | | |
| Outdoor Stadium | \$11,330 / acre | \$4,459 / acre | \$15,789 / acre |
| Indoor Arena | \$6,798 / acre | \$2,675 / acre | \$9,473 / acre |
| Racetrack | \$9,064 / acre | \$3,567 / acre | \$12,631 / acre |
| Theaters (multiplex w/matinee) | \$16,534 / ksf | \$6,507 / ksf | \$23,041 / ksf |
| RESIDENTIAL | | | |
| Estate, Urban or Rural | \$2,898 / unit | \$1,141 / unit | \$4,039 / unit |
| (average 1-2 DU/acre) | | | |
| Single Family Detached | \$2,415 / unit | \$951 / unit | \$3,366 / unit |
| (average 3-6 DU/acre) | | | |
| Condominium | \$1,932 / unit | \$760 / unit | \$2,693 / unit |
| (or any multi-family 6-20 DU/acre) | | | |
| Apartment | \$1,449 / unit | \$570 / unit | \$2,020 / unit |
| (or any multi-family units more than 20 DU/acre) | | | |
| Military Housing (off-base, multifamily) | | | |
| (less than 6 DU/acre) | \$1,932 / unit | \$760 / unit | \$2,693 / unit |
| (6-20 DU/acre) | \$1,449 / unit | \$570 / unit | \$2,020 / unit |
| Mobile Home | | | |
| Family | \$1,208 / unit | \$475 / unit | \$1,683 / unit |
| Adults Only | \$725 / unit | \$285 / unit | \$1,010 / unit |
| Retirement Community | \$966 / unit | \$380 / unit | \$1,346 / unit |
| Congregate Care Facility | \$605 / unit | \$238 / unit | \$843 / unit |
| RESTAURANT | | | |
| Quality | \$21,912 / ksf | \$8,624 / ksf | \$30,536 / ksf |
| Sit-down, high turnover | \$35,059 / ksf | \$13,798 / ksf | \$48,858 / ksf |
| Fast Food (w/drive-through) | \$142,428 / ksf | \$56,056 / ksf | \$198,484 / ksf |
| Fast Food (without drive-through) | \$153,384 / ksf | \$60,368 / ksf | \$213,752 / ksf |
| Delicatessen (7am-4pm) | \$32,868 / ksf | \$12,936 / ksf | \$45,804 / ksf |
| TRANSPORTATION | | | |
| Bus Depot | \$6,225 / ksf | \$2,450 / ksf | \$8,675 / ksf |
| Truck Terminal | \$2,490 / ksf | \$980 / ksf | \$3,470 / ksf |
| Waterport/Marine Terminal | \$42,330 / berth | \$16,660 / berth | \$58,990 / berth |
| Transit Station (Light Rail w/parking) | \$74,700 / acre | \$29,400 / acre | \$104,100 / acre |
| Park & Ride Lots | \$99,600 / acre | \$39,200 / acre | \$138,800 / acre |
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